

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15th October 2018 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh**

Committee Members Present :- Cllr J Burton  
Cllr Mrs C Callis  
Cllr R Dowell  
Cllr E Dray  
Cllr J Lawmon (ex officio)  
Cllr Mrs D Mercer (Chairman)  
Cllr Mrs C Pavelin  
Cllr C Stanley

Also in Attendance :- Miss K Gaiger -  
Committee Clerk

#### **090 DECLARATIONS OF INTEREST**

Cllrs J Burton, Mrs C Pavelin and C Stanley declared a non-pecuniary interest as members of Rochford District Council and made the following statement:

Although being a party to decisions made by this Committee I reserve the right, when presented with further information at the District Council Development Committee, to come to a different decision.

#### **091 PUBLIC FORUM**

There were no members of public present.

#### **092 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs J Lumely. Cllr R Oatham was absent.

#### **093 SUBSTITUTES**

There were no substitutes.

#### **094 NON COMMITTEE MEMBERS ATTENDING**

There were no non committee members present.

#### **095 MINUTES OF THE MEETING HELD ON 24th September 2018**

RESOLVED that the minutes of the Planning Committee meeting held on 24th September 2018 be duly signed as a correct record.

#### **096 PLANNING APPLICATIONS**

Planning Applications received by the Town Council. Members noted that if an application is objected to by the Town Council and called in by a Rochford District Councillor to the Development Committee meeting, the Committee Chairman and Vice Chairman would be notified and would prepare a speech if it is necessary to comment at the meeting.

096- 1	18/00755/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr John Hobbs	Date Received :-	25/09/2018
	Location :-	63 London Hill London Hill Rayleigh SS6 7HW	Date Returned :-	15/10/2018
	Proposal :	Change use of grass verge fronting Hillview Road into garden and construct garden fence (retrospective)		
	Observations :	Based on the information provided to this Planning Committee the Town Council objects to this application due to highway safety, loss of visual amenity and inadequacy for parking and loading.		
096- 2	18/00774/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr John Eastwood	Date Received :-	24/09/2018
	Location :-	Land South of Woodville Hullbridge Road Rayleigh	Date Returned :-	15/10/2018
	Proposal :	Revised siting of stable block approved under application ref: 15/00448/FUL to new position on neighbouring grazing area		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		
096- 3	18/00830/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Barrie Stone	Date Received :-	24/09/2018
	Location :-	Barn at Eastwood Nurseries Arterial Road Rayleigh	Date Returned :-	15/10/2018
	Proposal :	The erection of 1.8m steel palisade fence and gates (retrospective). Proposed construction of a 4m x 10m concrete access.		
	Observations :	Based on the information provided to this Planning Committee the Town Council objects to this application due to undesirable development on greenbelt land.		
096- 4	18/00839/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Michael Rickards	Date Received :-	21/09/2018
	Location :-	106-108 High Street High Street Rayleigh SS6 7BY	Date Returned :-	15/10/2018
	Proposal :	Change of use from Use class A4 as a night club and bar to Use Class D2 - Assembly and Leisure.		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		

096- 5 18/00865/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Garry MacKerness Date Received :- 28/09/2018  
Location :- 56 Kingswood Crescent Date Returned :- 15/10/2018  
Kingswood Crescent  
Rayleigh  
SS6 7BH

Proposal : Form new driveway and construct two 2-bed bungalows to rear.

Observations : Cllr C Stanley proposed that this application should be objected to and Cllr J Burton seconded, Members voted 5 to 3 in favour of objecting to the application for the following reasons.

Based on the information provided to this Planning Committee the Town Council objects to this application due to it being undesirable back land development as the proposed development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area.

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### **097 AMENDED PLANNING APPLICATIONS**

None received.

### **098 APPEALS**

None received.

### **099 RDC DECISIONS**

Members received a List of Decisions from Rochford District Council and noted its contents.

RECOMMENDED that the above information be noted.

### **100 ROCHFORD HUNDRED ASSOCIATION OF LOCAL COUNCILS**

Members received and noted the contents of the letter received by Rochford Hundred Association of Local Councils from Rochford District Council in relation to planning application comments made by Parish/Town Councils.

RECOMMENDED that the above information be noted.

### **101 35 WEBSTERS WAY**

Members noted that Rochford District Council Development Control Enforcement have advised the Town Council that planning permission is not required for the communication equipment on 35 Websters Way as it complies with permitted development. The Town Council received a response from RDC Enforcement stating "that the original application 16/00187/FUL has more apparatus than was allowed under permitted development as it included 2 cabinets at ground floor level. The Permitted Development Criterion for installation of communication apparatus was updated and came into force in November 2016 and was used to assess the now completed works at 35 Websters Way".

Members agreed that a letter should be sent to the District Council in relation to the siting of this equipment adjacent to the conservation area, which was highlighted in the reason for refusal of application 16/00187/FUL in the officers report and to raise concerns over future permitted development of communication equipment in the conservation area.

RECOMMENDED that a) letter to be sent to the District Council in relation to the siting of this equipment adjacent to the conservation area, which was highlighted in the reason for refusal of application 16/00187/FUL in the officers report and to raise concerns over future permitted development of communication equipment in the conservation area.

### **102 17/00488/FUL - Eastwood Road**

Members noted that planning application 17/00488/FUL, land rear of 12 to 26 Eastwood Road,

Rayleigh to demolish existing buildings and construct development of 41 two bedroomed flats with associated parking and amenity space was approved by Rochford District Council at the Development Committee meeting held on 20th September 2018, subject to a Section 106 Legal Agreement.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.07pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Rayleigh Town Council